

037.B

0001

0001.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

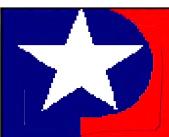
503,100 / 503,100

USE VALUE:

503,100 / 503,100

ASSESSED:

503,100 / 503,100


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
55		DECATUR ST, ARLINGTON

OWNERSHIP

Owner 1:	WALSH CHRISTINE M	Unit #:	55
Owner 2:			
Owner 3:			
Street 1:	55 DECATUR STREET		
Street 2:			

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER
Owner 1: DANEHY ANNE M -
Owner 2: -
Street 1: 55 DECATUR STREET
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 1981, having primarily Vinyl Exterior and 2025 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R2 TWO FAMIL
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl % Infl % Infl % Appraised Alt % Spec J Fact Use Value Notes

102 Condo	0	Sq. Ft.	Site	0	0.	0.00	6020													
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	503,100			503,100		126152
							GIS Ref
							GIS Ref
							Insp Date
							05/25/18

PREVIOUS ASSESSMENT								Parcel ID	037.B-0001-0001.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	503,100	0	.	.	503,100		Year end	12/23/2021
2021	102	FV	493,900	0	.	.	493,900		Year End Roll	12/10/2020
2020	102	FV	484,600	0	.	.	484,600	484,600	Year End Roll	12/18/2019
2019	102	FV	476,900	0	.	.	476,900	476,900	Year End Roll	1/3/2019
2018	102	FV	431,400	0	.	.	431,400	431,400	Year End Roll	12/20/2017
2017	102	FV	384,000	0	.	.	384,000	384,000	Year End Roll	1/3/2017
2016	102	FV	329,200	0	.	.	329,200	329,200	Year End	1/4/2016
2015	102	FV	316,500	0	.	.	316,500	316,500	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				
DANEHY ANNE M,	56909-417		5/26/2011		309,000	No	No						
MACKENIZIE RUTH	28400-510		4/2/1998		164,000	No	No	Y					

BUILDING PERMITS										ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
3/28/2003	233	Re-Roof	24,250						5/25/2018	Measured	DGM	D Mann			
									5/6/2000		197	PATRIOT			

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																							
Type: 8	- Condo TnHs.			Full Bath: 1	Rating: Average			Building Number 1.																											
Sty Ht: 2	- 2 Story			A Bath:	Rating:																														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																														
Foundation: 1	- Concrete			A 3QBth:	Rating:																														
Frame: 1	- Wood			1/2 Bath: 1	Rating: Average																														
Prime Wall: 4	- Vinyl			A HBth:	Rating:																														
Sec Wall: 8	- Brick Veneer 10%			OthrFix:	Rating:																														
Roof Struct: 1	- Gable			OTHER FEATURES																															
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units 1																											
Color: BEIGE				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O															
View / Desir: N	- NONE			Frl: 0	Rating: Average			Other																											
GENERAL INFORMATION				WSFlue:	Rating:			Upper																											
Grade: C	- Average							Lvl 2																											
Year Blt: 1981	Eff Yr Blt:							Lvl 1																											
Alt LUC:	Alt %:							Lower																											
Jurisdct: G5	Fact: .							Totals	RMs: 5	BRs: 2	Baths: 1	HB: 1																							
Const Mod:								REMODELING				RES BREAKDOWN																							
Lump Sum Adj:								Exterior:	No Unit	RMS	BRS	FL																							
INTERIOR INFORMATION				Functional:				Interior:	1	5	2	0																							
Avg Ht/FL: STD				Economic:				Additions:																											
Prim Int Wal: 2	- Plaster			Special:				Kitchen:																											
Sec Int Wall:	%			Override:				Baths:																											
Partition: T	- Typical							Plumbing:																											
Prim Floors: 4	- Carpet							Electric:																											
Sec Floors:	%							Heating:																											
Bsmt Flr:								General:																											
Subfloor:								Totals				1				5				2															
Bsmt Gar:																																			
Electric: 3	- Typical																																		
Insulation: 2	- Typical																																		
Int vs Ext: S																																			
Heat Fuel: 1	- Oil																																		
Heat Type: 3	- Forced H/W																																		
# Heat Sys: 1																																			
% Heated: 100	% AC: .																																		
Solar HW: NO	Central Vac: NO																																		
% Com Wal	% Sprinkled																																		
MOBILE HOME				Make:				Model:				Serial #:				Year:				Color:															
SPEC FEATURES/YARD ITEMS																PARCEL ID 037.B-0001-0001.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																		
More: N	Total Yard Items:				Total Special Features:																														
																Total:																			